

CLAIMS

1. A computer-implemented system for completing a lease for real property in an on-line computing environment, comprising:
 - 5 a distributed computer network comprising a property management services server, databases and client computers, each coupled to a computer network;
 - the property management services server hosting a leasing program module for completing a lease for real property;
 - the databases storing real estate property-related data, including
 - 10 property comparables data for multiple real estate properties; and
 - the client computers operable by users to access the leasing program module operating on the property management services server and to input predetermined information about the selected real estate property in support of completing a lease for the selected real estate property;
 - 15 wherein, responsive to the predetermined information about the selected real estate property, the leasing module program operating on the property management services server accesses the property data in at least one of the databases via the computer network to obtain comparables relevant to the selected real estate property, completes the lease for the selected real estate property, and presents the
 - 20 lease and the comparables for the selected real estate property.
2. The system of claim 1, wherein the client computers are operated by a plurality of users selected from the group, comprising:
 - a tenant evaluating the selected real estate property for a potential
 - 25 lease;
 - a lender for supporting property financing requirements for the selected real estate property;
 - a site visit agent for supporting on-site property review and analysis of the selected real estate property;
 - 30 a property specialist for providing property-related expertise in connection with the selected real estate property; and
 - a deal agent for screening, negotiating, and closing property-related transactions.
3. The system of claim 2, wherein the property specialist comprises:

property appraisal specialists;
property engineering specialists; and
property environmental specialists.

5 4. The system of claim 1 or 2, wherein the property management services
server further comprises program modules for budgeting, financing, and forecasting
of property payments for real estate property.

10 5. The system of claim 1, wherein the databases are databases containing
property information maintained at a local site or databases containing property
information maintained at a remote site.

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6. A method for completing a lease for real property in an on-line computing environment, comprising:
- storing owner property characteristics on-line;
 - defining a tenant's property requirements on-line;
 - 5 conducting a search on-line to locate owner properties matching the tenant's property requirements; and
 - publishing on-line the owner properties that match the tenant's property requirements.
- 10 7. The method of claim 6, comprising:
modifying on-line the tenant's property requirements.
8. The method of claim 6, comprising:
ordering on-line supplemental information for the owner properties
15 that match the tenant's property requirements.
9. The method of claim 6, comprising:
ordering on-line an inspection of the owner property matching the
tenant's property requirements;
- 20 coordinating on-line the inspection by a state representative; and
generating on-line a term sheet for the inspection.
10. The method of claim 6, comprising:
creating a lease agreement on-line by populating the owner's property
25 characteristics with lease terms and legal provisions;
publishing the lease agreement on-line for review by interested parties;
allowing the interested parties to revise the lease agreement on-line;
and
allowing the interested parties to execute the lease agreement on-line.
- 30 11. The method of claim 6, comprising:
allowing interested parties to make offers on property on-line;
allowing the interested parties to accept the offers on-line; and
allowing the interested parties to modify the offers on-line.

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12. A computer-implemented method for computing a lease for real property in an on-line computing environment, comprising:
- entering property information;
 - making help information available regarding entering property information;
 - conducting a search based on the property information; and
 - displaying search reports.
13. The method of claim 12, comprising:
- scheduling a property inspection on-line;
 - registering a user;
 - allowing a user to log in;
 - running a property cost analysis on-line;
 - searching property listings on-line;
 - selecting a property on-line;
 - entering property location and owner address information on-line;
 - entering property business terms on-line;
 - sending and receiving offers on-line;
 - sorting the offers on-line;
 - accepting or modifying the offers on-line;
 - completing an offer analysis on-line; and
 - generating an offer analysis report on-line.
14. The method of claim 13, comprising:
- forming a lease on-line;
 - making changes to the lease on-line;
 - executing the lease with a digital signature on-line;
 - scheduling lease transaction costs on-line;
 - sending lease bills on-line;
 - making lease payments on-line; and
 - managing the lease on-line.